



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

June 22, 1981

PRESENT: Coulter, Chaput, Hannaford, Kulmala, Raftery, Sauer,
and Sillers

Public Hearing - Four Seasons Common Driveway on Lowell Road

John Dunphy, Jr., Registered Land Surveyor, representing Four Seasons, presented a plan for two common driveways off Lowell Road. The first, Hickory Lane, to serve two lots (Lots 2 and 3), and the second, Litchfield Drive, to serve six lots (Lots 6, 7, 8, 9, 10, and 11). The driveways are to be paved to 14 foot width with 2 foot gravel shoulders on each side. The entrance of Litchfield Drive onto Lowell Road will be through the existing stone wall and not through existing bar-way.

Raftery moved that "the application for Hickory Lane be approved subject to:

- (1) that no opposition is received from any referral agency within 39 days from date of filing, and
- (2) that the covenant as modified is acceptable to the applicant."

If any opposition to these votes is received from referral agencies, the two votes become null and void.

Vote: 6 approve, 1 abstention (Sillers).

Raftery moved the same motion for Litchfield Drive.

Vote: 5 approve, 2 abstentions (Chaput and Sillers).

The hearing closed at 9:00 P.M.

Public Hearing - Rolando Special Permit for Pond

Mr. Rolando presented a plan for the creation of two ponds on River Road. One would be .91 acres on Lot 3, and the other would be .40 acres on new proposed common land of 2.54 acres being taken out of the present Lot 3.

Ms. Deborah Hinchliffe was present to express her concerns regarding the safety of the roads when they started trucking earth, etc., away from the pond sites. She also questioned the effect the ponds would have on the flora and fauna in the area.

Mr. Rolando's engineer stated that the water flow in the area, which comes primarily from underground springs and does not impact the streams in the area, will not be substantially changed by the ponds.

Tom Raftery moved that "the Board find that the pond will not be detrimental as required under 5.B.5.c of the Zoning Bylaws."

Vote: 7 approve, 0 against.

Tom Raftery moved that "the application for the proposed pond on Lot 3 be approved subject to the condition that no opposition is received from any referral agency within 39 days from the date of filing."

The hearing closed at 10:15 P.M.

Revision of Minutes of May 26, 1981 Meeting

The minutes of May 26, Page 2, Paragraph 5 were revised to add the following sentence after ". . . within the Flood Hazard Plain."

The added sentence is, "Based on its finding the Planning Board will support a petition to modify the Town's Flood Hazard map accordingly."

Public Hearing - Proposed Subdivision R & R Amendment

A hearing was scheduled on the proposed Subdivision R & R amendment for connection to 18-foot wide public ways. There was no input from the public.

The hearing was closed at 10:45 P.M.

Mr. Bradbury Addresses CVP's Questions Concerning Munroe Hill Subdivision

Mr. Bradbury of Four Seasons addressed the questions and actions suggested in CVP's letter of June 3, 1981 on the subject of the Munroe Hill subdivision.

1. He agreed to install 150 feet of French drain on the southern side of Nathan Lane. He will have a specific plan prepared to be approved by CVP before installation.

2. He indicated that regarding the retention area at the end of Nathan Lane, the outlet pipe would be raised 6 inches to increase the retention capabilities.
3. The retention area at Aaron Way is just about the right size according to CVP. Bradbury said that the top will be leveled off, as much material as possible will be pulled back using manual labor, seeding will be done. (Conscom also has an Order of Conditions to be met on this area.)
4. The requested 2:1 slope at the back of Lots 18 and 19 cannot be done. Heavy vehicles would not be allowed across the wetlands to access the area and, even if this were physically and financially possible, there is no place to put any material removed. Planting with a vetch was the Soil Conservation Commission recommendation. A berm at the top to prevent water erosion will be constructed.

It was agreed that Dick Coulter would contact Roger Davis to obtain his opinion of the problem presented by the placement of the transformers along the roadways in the Munroe Hill subdivision and any recommended solutions.

It was agreed by the Board to release Lots 18 and 19.

Vote: 4 approve, 3 against (Hannaford, Chaput, and Sillers).

Meeting adjourned at midnight.

Respectfully submitted,

Harold Sauer